

PUBLIC NOTICE

CITY OF PROVIDENCE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903-3902

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street on Monday, December 27, 2010 at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications for variances under Section 902 of the zoning Ordinance:

5:30 P.M.

On November 22, 2010, the Board continued the following matters for further details:

ALEXEI SOTSKI: 26 Woodmont Street, Lot 181 on the Tax Assessor's Plat 125 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 303-use code 13, 304 and 416.4 in the proposed change in the use of the existing structure from a two-family to a three-family

dwelling. The applicant is requesting a use variance for the additional dwelling unit within the R-2 district, and a dimensional variance from regulations governing front yard setback, porches and decks. The lot in question contains approximately 8,000 square feet of land area.

MARTIN THORNTON: 145 Spruce Street, Lot 456 on the Tax Assessor's Plat 28 located in a General Commercial C-2 Zone. The applicant is requesting a special use permit pursuant to Section 303-use code 58 seeking to include entertainment within the existing restaurant, and further seeks relief from Section 401 in order to provide entertainment on the outdoor patio. The lot in question contains approximately 3,418 square feet of land area.

MARK WATSON: 52-54 Whittier Avenue, Lot 327 on the Tax Assessor's Plat 105 located in a Residential R-2 Two-Family Zone. The current legal use of the subject property is three residential units; the applicant is seeking relief from Sections 201.6, 201.7, 303-use code 14 and 304 and proposes to create a fourth dwelling unit on the third floor of the existing building. This proposal meets the parking requirement. The applicant is seeking use and dimensional variances; whereby, the R-2 district restricts the use to two-dwelling units. Relief is being sought from regulations governing the expansion and intensification of a legally existing nonconforming use, and lot area per dwelling unit. The lot in question contains approximately 5,000 square feet of land area.

On November 22, 2010, the Board continued the following matter for hearing:

ELMGROVE IMPROVEMENTS, LLC: 183-185 Elmgrove Avenue (corner Everett Ave.), Lot 211 on the Tax Assessor's Plat 86 located in a Residential R-1 One-Family Zone; to be relieved from Sections 704.2(A) and 704.2(D) in the proposed construction of a second driveway with curb cut at the northwest corner of the front yard of this existing two-family structure in order to provide two additional parking spaces on the property. The applicant is requesting a dimensional variance and seeks relief from regulations governing width of driveways and number of curb cuts per lot. The lot in question contains approximately 4,200 square feet of land area.

7:00 P.M.

NEW MATTERS

JOHN DONAHUE: 43-45 Halsey street, Lot 273 on the Tax Assessor's Plat 9 located in a Residential R-3 Three-Family Zone and the College Hill Historic District; to be relieved from Sections 202.4 and 304 in the proposed construction of a new rooftop dormer 28 feet, 6 inches wide at the west elevation. The existing building contains 3 dwelling units.

The applicant is requesting relief from regulations governing addition and enlargement of a building nonconforming by dimension and the height restriction. The lot in question contains approximately 3,527 square feet of land area.

HARRINGTON CONSTRUCTION, INC.: 334 Branch Avenue, Lot 421 on the Tax Assessor's Plat 71 located in a Residential R-3 Three-Family Zone. Pursuant to Section 200 the applicant proposes to rehabilitate the existing building (previously housing a doctor's office and residence) and requests a use variance for the proposed use of the first floor for use code 41 (finance, insurance and real estate services limited to banking and bank-related functions, credit services, savings and loan association and credit union, insurance carrier, personal credit agency, real estate agent, real estate developer, security and commodity trading service); use code 43 (limited business service restricted to advertising agency, business office, credit reporting and collection service, interior designer, photocopy, duplication, mailing and stenographic service, private employment service, research and development of related activities, watch, clock and jewelry repair service; and use code 46 (professional service limited to architectural and engineering service, legal service, veterinarian service excluding the boarding of animals, trade or professional school for the instruction of professional service listed herein). The applicant seeks a use variance for the above-described uses within the R-3 district, and a dimensional variance from Section 704.2(B); whereby, the property has two

driveways (one being nonconforming) and this proposal seeks to increase the existing paved parking area to the east of the structure. Further relief is being sought from Section 607.1 to install a new 16 square foot freestanding sign in the front yard installed 6 feet above grade. The lot in question contains approximately 6,400 square feet of land area.

EMMANUEL TSANGARAKIS & MARY TSANGARAKIS, OWNERS AND ANGIE LIM, APPLICANT: 16-18 South Angell Street, Lot 304 on the Tax Assessor's Plat 15 located in a General Commercial C-2 Zone; to be relieved from Section 703.2 pursuant to Section 200 in the proposed renovation of one tenant space located at the east side of the first floor of the existing building that would be used for a new restaurant. The proposed restaurant is permitted as of right in the C-2 district; however, there is no on-site parking available; therefore, the applicant is requesting a dimensional variance from the parking requirement, which is 13 parking spaces. The lot in question contains approximately 5,022 square feet of land area.

ARCESE REALTY, OWNER AND JF ENTERPRISES, CORP., APPLICANT & LESSEE: 142 Dean Street & 178 Atwells Avenue, Lots 335 & 336 on the Tax Assessor's Plat 26 located in a General Commercial C-2 Zone. Pursuant to Section 303-use code 58 the

applicant is requesting a special use permit seeking to provide entertainment within the existing restaurant/bar. Further, the applicant is seeking a dimensional variance from Sections 401.1 and 703.2 relating to outdoor seating; whereby, the existing restaurant/bar has 62 indoor seats. Section 401.1 allows an additional 25 percent of the existing interior seating outdoors, which would be 15.5 outdoor seats and this proposal seeks to provide 36 seats outdoors, which are 20.5 seats over and above the allowed number of outdoor seats. In furtherance, the additional outdoor seating requires 6 parking spaces, which cannot be provided on site. The applicant also seeks to provide the outdoor seating past the 11:00 P.M. restriction as provided at Section 401.1. The lots in question together contain approximately 3,526 square feet of land area.

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, DECEMBER 27, 2010.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, DICIEMBRE 27, 2010.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS

REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRETION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

**PETER D. CARNEVALE, SECRETARY
(401) 421-7740 EXT 376**